

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, March 4, 2010 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Appeal

- V-09-227** Appeal of **1075 Peachtree Street, N.E.** of a decision of an administrative officer of the Bureau of Planning for the approval of a Special Administrative Permit (SAP). The property is located **1021-1037 Peachtree Street, N.E.** fronting 213 feet on the east side of Peachtree Street and beginning at the southwest intersection of Peachtree Street and Eleventh Street. Zoned SPI-16/SA-1 (Residential) District. Land Lot 106 of the 17th District, Fulton County, Georgia.
Owner: Dewberry 10th Street, LLC.
Council District 6, NPU-E

New Cases

- V-09-173** Application of **Bob Hoffman** for a variance to reduce the transitional use distance from 100 ft (required) to zero feet and reduce the transitional side yard from 20 ft. (required) to zero feet. The applicant also seeks a special exception to reduce the off street parking requirement from 21 spaces (required) to 18 spaces to allow for a new convenience store/service station. Property is located at **170 and 184 McDonough Boulevard and 1323 Lakewood Avenue, S.E.,** fronting 176 feet on the north side of McDonough Boulevard and beginning at the northwest intersection of McDonough Boulevard and Lakewood Avenue. Zoned C-1-C (Community Business) and R-4 (Residential)/BeltLine Overlay (pending rezoning). Land Lot 156 of the 14th District, Fulton County, Georgia.
Owner: Prithui Inc.
Council District 1, NPU-Y
- V-10-001** Application of **Greg Lorenzetti** for a special exception to reduce required on site parking from 141 to 78 spaces (pending lot consolidation) and to allow 61 parking spaces off site (pending lot consolidation) to allow for a retail/warehouse and eating and drinking establishment. Property is located at **2135 Piedmont Road, N.E.,** fronting 175 feet on the east side of Piedmont Road and beginning approximately 275 feet south of the southeast intersection of Piedmont Road and Lakeshore Drive. Zoned I-1 District (to be used for commercial purpose). Land Lot 49 of the 17th District, Fulton County, Georgia.
Owner: Eric Nathan/ Buckley Partners, LLC.
Council District 7, NPU-F
- V-10-002** Application of **David Barclift** for a special exception to erect a 6 feet 8 inch fence supported by 7 feet 9 inch columns and walls as high as 6 feet 10 inches in the required half depth front yard. Property is located at **411 Peachtree Battle avenue, N.W.,** fronting 100 feet on the north side of Peachtree Battle Avenue and beginning at the northeast intersection of Peachtree Battle Avenue and Montview Drive. Zoned R-3 (Residential) District. Land Lot 144 of the 17th District, Fulton County, Georgia.
Owner: Douglas Ivester
Council District 8, NPU-C
- V-10-003** Application of **Ron Coker** for a special exception to allow active recreation in a yard adjacent to a public street. The applicant also seeks a variance to increase lot coverage from 40% to 43% for the installation of a swimming pool. Property is located at **2621 Old Wesley Place, N.W.,** fronting 110 feet on the east side of Old Wesley Place and

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beginning at the southeast intersection of Old Wesley Place and West Wesley Road. Zoned R-3 (Residential) District. Land Lot 184 of the 17th District, Fulton County, Georgia.

Owner: Geoff Hill
Council District 8, NPU-C

- V-10-004** Application of **Danny Franke** for a variance to reduce the rear yard setback from 15 feet to 6 feet to allow for the installation of a swimming pool (pending lot consolidation). Property is located at **1022 North Avenue, N.E.**, fronting 100 feet on the north side of North Avenue and beginning approximately 50 feet west of the northwest intersection of North Avenue and Cleburne Terrace. Zoned R-4 (Residential) District. Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Clark Head Jr.
Council District 2, NPU-N
- V-10-005** Application of **Donna Southwick** for a variance to reduce the rear yard setback from 20 feet to 12 feet and the south side yard setback from 10 feet to 5 feet to construct a carport. Property is located at **3211 North Wood Valley Road, N.W.**, fronting 100.4 feet on the east side of North Wood Valley Road and beginning approximately 175.4 feet north of the northeast intersection of North Wood Valley Road and Moores Mill Road. Zoned R-3 (Residential) District. Land Lot 157 of the 17th District, Fulton County, Georgia.
Owner: Lynne Elander
Council District 8, NPU-A
- V-10-007** Application of **Audrey Godiers** for a variance to reduce the front yard setback from 35 feet to 28 feet 4 inches to make a second story addition to a single family residence. Property is located at **417 Leonardo Avenue, N.E.**, fronting 65 feet on the east side of Leonard Avenue and beginning approximately 215 feet north of the northeast intersection of Leonardo Avenue and McLendon Avenue. Zoned R-4 (Residential) District. Land Lot 238 of the 15th District DeKalb County, Georgia.
Owner: Tim Kline
Council District 5, NPU-N
- V-10-008** Application of **Earl Jackson** for a variance to reduce the front yard setback from 50 feet to 33 feet and the north side yard setback from 10 feet to 5 feet to add a new front entry and elevate existing house. Property is located at **2249 Haven Ridge Drive, N.W.**, fronting 75 feet on the east side of Haven Ridge Drive and beginning approximately 200 feet south of the southeast intersection of Haven Ridge Drive and Woodward Way. Zoned R-3 (Residential) District. Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: James and Dana Pratte
Council District 8, NPU-C
- V-10-009** Application of **Nancy and Ryan Duffey** for a variance to reduce the north side yard setback from 7 feet to 5 feet and the south side yard setback from 7 feet to 1 foot 6 inches for a one story addition. Property is located at **150 Terrace Drive, N.E.**, fronting 60 feet on the east side of Terrace Drive and beginning approximately 322 feet north of the

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northeast intersection of Terrace Drive and Ridgeland Way. Zoned R-4 (Residential) District. Land Lot 101 of the 17th District, Fulton County, Georgia.

Owner: Nancy and Ryan Duffey

Council District 7, NPU-B

- V-10-010** Application of **Jonathan L. Davis** for a variance to reduce the north side yard setback from 7 feet to 6 feet 5 inches to erect a new single family residence. Property is located at **1024 Litherland Court, S.W.**, fronting 47 feet on the east side of the Litherland Court cul-de-sac and beginning approximately 210 feet east of the southeast intersection of Litherland Court and Oakshire Way. Zoned R-4 (Residential) District. Land Lot 2 of the 14th District, Fulton County, Georgia.
Owner: Ameris Bank
Council District 12, NPU-Z
- V-10-011** Application of **Esther Domingo** for a variance to reduce the west side yard setback from 7 feet to 5 feet 6 inches for an addition to a single family house. Property is located at **669 Darlington Circle, N.E.**, fronting 75 feet on the east side of Darlington Circle and beginning approximately 260 feet northeast of the southeast intersection of Darlington Circle and Darlington Commons. Zoned R-4 (Residential) District. Land Lot 47 of the 17th District, Fulton County, Georgia.
Owner: Silverio Domingo
Council District 7, NPU-B
- V-10-012** Application of **Edie Weintraub** for a variance to reduce the front yard setback from 50 feet to 40 feet and reduce the south side yard setback from 10 feet to 5 feet for a garage addition. Property is located at **4027 Statewood Road, N.E.**, fronting 105 feet on the east side of Statewood Road and beginning approximately 698 feet north of the northeast intersection of Statewood Road and Wieuca Road. Zoned R-3 (Residential) District. Land Lot 43 of the 17th District, Fulton County, Georgia.
Owner: Edie Weintraub
Council District 7, NPU-B
- V-10-013** Application of **Ed Castro** for a variance to exceed to the maximum lot coverage of 40% to 45% in order to install a swimming pool. Property is located at **3978 North Ivy Road, N.E.**, fronting 65.2 feet on the west side of North Ivy Road 463.7 feet north of the northwest intersection of North Ivy Road and Wieuca Road. Zoned R-3 (Residential) District. Land Lot 43 of the 17th District, Fulton County, Georgia.
Owner: Ed Castro
Council District 8, NPU-B
- V-10-014** Application of **Tony Tripoli** for a variance to reduce the west side yard setback from 15 feet to 9.5 feet and reduce the transitional side yard setback from 20 feet to 9.5 feet for dormer additions and an attic finish for an office building. Property is located at **920 Ponce de Leon Avenue, N.E.**, fronting 50 feet on the north side of Ponce de Leon Avenue and 400 feet east of the northeast intersection of Ponce de Leon Avenue and Barnett Street. Zoned O-I-C (to be used for office purposes) District. Land Lot 16 of the 14th District, Fulton County, Georgia.

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Owner: Nick Beaulie
Council District 6, NPU-F

- V-10-015** Application of **Malvern Hill** for a special exception to erect an 8 feet retaining wall in the required front yard setback where only a 3 feet retaining wall is allowed. Property is located at **2571 Dellwood Drive, N.W.**, fronting 150 feet on the east side of Dellwood Drive and beginning 530 feet north of the east intersection of Dellwood Drive and Manor Ridge Drive. Zoned R-3 (Residential) District. Land Lot 144 of the 17th District, Fulton County, Georgia.

Owner: Malvern and Margaret hill
Council District 8, NPU-C

- V-10-016** Application of **Jeffrey Wilson** for a special exception to reduce off street parking from 90 spaces to 13 spaces to allow for the conversion of a church kitchen into a restaurant. Property is located at **575 Boulevard, S.E.**, fronting 100 feet on the west side of Boulevard and beginning at the northwest intersection of Boulevard and Rosalia Street. Zoned MRC-1-C/HC-20K-SA-1 (to be used for commercial purposes) District. Land Lot 44 of the 14th District, Fulton County, Georgia.

Owner: 575 Boulevard , LLC.
Council District 8, NPU-W

- V-10-017** Application of **Earl Jackson and Michael Coble** for a variance to: (1) reduce the front yard setback from 30 feet to 17 feet; (2) reduce the north side yard setback from 7 feet to 5 feet; (3) reduce the south side yard setback from 7 feet 2 feet and; (3) increase lot coverage from 55% (maximum) to 75% in order to make a porch addition to a single family residence. Property is located at **779 Argonne Avenue, N.E.**, fronting 50 feet on the east side of Argonne Avenue and beginning approximately 150 feet north of the northeast intersection of Argonne Avenue and Fifth street. Zoned R-5 (Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.

Owner: Michael and Heidi Coble
Council District 6, NPU-E

- V-10-018** Application of **Earl Jackson and Liza Janick** for a variance to reduce the side yard setback from 15 feet to 12 feet to make an addition to a single family residence. Property is located at **19 West Andrews Drive, N.W. (aka 3141 West Andrews Drive, N.W.)**, fronting 112 feet on the east side of West Andrews Drive and beginning approximately 745.8 feet north of the northeast intersection of West Andrews and Austell Way. Zoned R-2A (Residential) District. Land Lot 114 of the 17th District, Fulton County, Georgia.

Owner: Brad and Elizabeth Janick
Council District 8, NPU-B

Deferred Cases

- V-09-190** Application of **David Lee** for a variance to reduce the front yard setback from 20 ft (required) along the Little Place frontage to 5 feet for the construction of a two story single family dwelling. Property is located at **798 Martin Street, S.E.**, fronting 44 feet on the east side of Martin Street and beginning approximately 81 feet south of the

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southeast intersection of Martin Street and Little Street. Zoned R-4-B-C (Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.

Owner: David Lee

Council District 1, NPU-V